

ORDINANCE C-61-98

AN ORDINANCE FOR THE REZONING OF 3136 & 3148 BROADWAY FROM C-1, SERVICE COMMERCIAL TO C-2, RETAIL COMMERCIAL

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on July 28, 1998; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from C-1, Service Commercial to C-2, Retail Commercial:

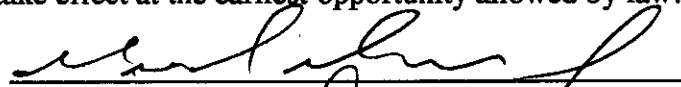
Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey No. 1388, Parcel No. 040-2425, and being part of a 4.177 acre Tract of land conveyed to Adolph Urfer and Lena Urfer, by deed shown of record in Official Record, Recorder's Office, Franklin County, Ohio and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

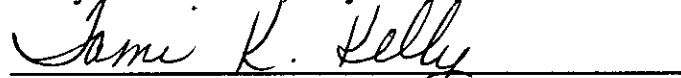
SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Passed: 9-21-98
Effective: 10-21-98


Attest:


Michael Milovich, Jr. President of Council


Cheryl L. Grossman, Mayor


Tami K. Kelly, CMC/AEE, Clerk of Council

I Certify that this ordinance
is correct as to form.


Thomas Clark, Director of Law

C-61-98
EXHIBIT "A"
General Warranty Deed

Order No.: 98160357 COM

WILLIAM C. URFER AND HELEN L. URFER, HUSBAND AND WIFE

of FRANKLIN
JAMES E. THOMAS

County, Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to

whose tax-mailing address is

the following REAL PROPERTY:
PARCEL I

SITUATED IN THE COUNTY OF FRANKLIN, STATE OF OHIO, AND TOWNSHIP OF JACKSON AND BOUNDED
AND DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND IN JACKSON TOWNSHIP, COUNTY OF FRANKLIN, STATE OF OHIO, BEING
PART OF VIRGINIA MILITARY SURVEY NO. 1388 AND BEING PART OF THE 4.177 ACRE TRACT

Continued on Next Page

PARCEL No. 040-2425

PROPERTY ADDRESS: 3148 BROADWAY, GROVE CITY, OHIO 43123

Subject to taxes and assessments which are now or may hereafter become liens on said premises and except conditions and
restrictions and easements, if any, contained in former deeds of record for said premises, subject to all of which this
conveyance is made.

Prior Instrument Reference: OFFICIAL RECORDS VOLUME 28131, PAGE J11; DEED BOOK 2496, PAGE 80;
DEED BOOK 1807, PAGE 24 of the Deed Records of FRANKLIN County, Ohio.

Grantor releases all rights of dower therein.

Witness OUR hand(s) this 2ND day of JULY 1998

Signed and acknowledged in presence of:

Rebecca L. Gibboney
Witness

Collette Swain
Witness

Witness

Witness

William C. Urfer
WILLIAM C. URFER
Helen L. Urfer
HELEN L. URFER

State of OHIO }
County of FRANKLIN } SS.

BE IT REMEMBERED, That on this 2ND day of JULY 1998, before me, the subscriber, a Notary Public in
and for said state, personally came WILLIAM C. URFER AND HELEN L. URFER

the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be THEIR voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last
aforesaid.



REBECCA L. GIBBONEY
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JAN. 28, 2003

Rebecca L. Gibboney
Notary Public

This Instrument was prepared by

MAGNUSON & BARONE, ATTORNEYS AT LAW

Auditor's and Recorder's Stamps

Deed Legal Description (Continued)

CONVEYED TO ADOLPH URFER AND LENA URFER BY DEED OF RECORD IN DEED BOOK 835, PAGE 485, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF COLUMBUS AND HARRISBURG PIKE SAID POINT BEARING NORTH 34 DEG. 00' EAST AND 222.76 FEET DISTANT FROM THE SOUTHWEST CORNER OF SAID 4.177 ACRE TRACT;

THENCE CONTINUING NORTH 34 DEG. 00' EAST ALONG THE CENTERLINE OF COLUMBUS AND HARRISBURG PIKE AND THE WEST LINE OF SAID 4.177 ACRE TRACT 51.00 FEET TO A POINT; THENCE SOUTH 67 DEG. 13' EAST 167.23 FEET TO A POINT, PASSING AN IRON PIN AT 30.58 FEET AND AT 166.88 FEET;

THENCE SOUTH 24 DEG. 05' WEST 85.12 FEET TO AN IRON PIN; THENCE NORTH 55 DEG. 54' WEST 178.70 FEET TO THE PLACE OF BEGINNING (PASSING AN IRON PIN AT 0.80 FEET AND AT 148.70 FEET), CONTAINING 0.268 ACRE.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, BEING LOCATED IN VIRGINIA MILITARY SURVEY NO. 1388 AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EXISTING CENTERLINE OF NORTH BROADWAY (U.S. ROUTE 62), SAID POINT BEING THE SOUTHWEST CORNER OF THE GRANTOR'S PROPERTY AND ALSO BEING 11.18 FEET TO THE RIGHT OF STATION 82 PLUS 16.64 IN THE CENTERLINE SURVEY PREPARED FOR THE STATE OF OHIO IN 1984 BY EVANS, MECHWART, HAMBLETON AND TILTON, INC.;

THENCE N 32 DEG. 36' 30" E ALONG SAID EXISTING CENTERLINE A DISTANCE OF 51.00 FEET TO A POINT IN THE GRANTOR'S NORTHERLY PROPERTY LINE; THENCE S 68 DEG. 36' 30" E ALONG SAID NORTHERLY PROPERTY LINE A DISTANCE OF 30.93 FEET TO A POINT;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT (DELTA EQUALS 0 DEG. 34' 30", RADIUS EQUALS 5687.08 FEET) A CHORD BEARING OF S 31 DEG. 33' 21" W AND A CHORD DISTANCE OF 57.08 FEET, TO A POINT IN THE GRANTOR'S SOUTHERLY PROPERTY LINE;

THENCE N 57 DEG. 17' 30" W ALONG SAID PROPERTY LINE A DISTANCE OF 31.32 FEET TO THE POINT OF BEGINNING CONTAINING 0.0383 ACRES, MORE OR LESS, INCLUDING THE PRESENT ROAD WHICH OCCUPIES 0.0372 ACRES, MORE OR LESS. GRANTOR RESERVES THE RIGHT OF INGRESS AND EGRESS TO AND FROM ANY RESIDUAL AREA.

PARCEL II

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JACKSON, BEING PART OF VIRGINIA MILITARY SURVEY NO. 1388, AND BEING PART OF THE 4.177 ACRE TRACT CONVEYED TO ADOLPH AND LENA URFER BY DEED OF RECORD IN DEED BOOK 835, PAGE 485, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTH LINE OF SAID 4.177 ACRE TRACT, SAID POINT BEING THE EASTERLY CORNER OF A 0.264 ACRE TRACT AND BEING SOUTH 85 DEG. 43' EAST A DISTANCE OF 447.86 FEET FROM THE SOUTHWEST CORNER OF THE SAID 4.177 ACRE TRACT;

THENCE FROM SAID BEGINNING POINT SOUTH 85 DEG. 43' EAST A DISTANCE OF 218.33 FEET ALONG THE SOUTH LINE OF SAID 4.177 ACRE TRACT TO AN IRON PIN AT THE SOUTHEAST CORNER OF SAID 4.177 ACRE TRACT;

THENCE NORTH 04 DEG. 35' 43" EAST ALONG THE EAST LINE OF SAID 4.177 ACRE TRACT A DISTANCE OF 157.40 FEET TO AN IRON PIN; THENCE NORTH 81 DEG. 32' 29" WEST A DISTANCE OF 373.78 FEET TO AN IRON PIN;

THENCE SOUTH 24 DEG. 05' WEST A DISTANCE OF 85.09 FEET TO AN IRON PIN, BEING THE NORTHEAST CORNER OF A 0.730 ACRE TRACT CONVEYED TO JOHN A. AND MILDRED URFER BY DEED OF RECORD IN DEED BOOK 1501, PAGE 431, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, SAID IRON PIN ALSO BEING THE NORTHWEST CORNER OF A 0.264 ACRE TRACT;

THENCE SOUTH 55 DEG. 54' EAST A DISTANCE OF 210.27 FEET ALONG THE NORTHERLY LINE OF SAID 0.264 ACRE TRACT TO THE PLACE OF BEGINNING, CONTAINING 1.339 ACRES OF LAND.

Deed of Executor, Administrator, Trustee, Guardian, Receiver or Commissioner *

DOROTHY V. DUFFY, Trustee
DOROTHY V. DUFFY TRUST
and every other power, for valuable consideration paid, grants, with fiduciary covenants, to
JAMES E. THOMAS

whose tax-mailing address is

the following **REAL PROPERTY**:

SITUATED IN THE COUNTY OF FRANKLIN IN THE STATE OF OHIO AND IN THE TOWNSHIP OF JACKSON
AND BEING A PART OF SURVEY NO. 1388, VIRGINIA MILITARY DISTRICT, AND BEING MORE
PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF THE COLUMBUS AND HARRISBURG PIKE WHICH POINT
IS S 34 DEG. 00' W 474.10 FT. FROM A SPIKE AT THE INTERSECTION OF THE CENTER LINES IN

Continued on Next Page

PARCEL NO.: 040-2428
PROPERTY ADDRESS: 3136 BROADWAY, GROVE CITY, OHIO 43123

Subject to taxes and assessments which are now or may hereafter become liens on said premises and except conditions,
restrictions and easements, if any, contained in former deeds of record for said premises, subject to all of which this
conveyance is made.

Prior Instrument Reference: OFFICIAL RECORDS VOLUME 30254, PAGE G04
of the Deed Records of FRANKLIN

County, Ohio.

Witness MY hand(s) this 2ND day of JULY 1998
Signed and acknowledged in presence of:

Witness

DOROTHY V. DUFFY
Trustee

Witness

State of OHIO County of FRANKLIN } ss.

BE IT REMEMBERED, That on this 2ND day of JULY 1998, before me, the subscriber, a Notary Public in
and for said state, personally came DOROTHY V. DUFFY, Trustee
DOROTHY V. DUFFY TRUST
the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be HER voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last
aforesaid.

Notary Public

This Instrument was prepared by MAGNUSON & BARONE, ATTORNEYS AT LAW

Auditor's and Recorder's Stamps

Deed Legal Description (Continued)

THE SAID COLUMBUS AND HARRISBURG PIKE AND GANTZ PIKE;

THENCE FROM SAID BEGINNING POINT S 88 DEG. 00' E 495.06 FT. TO A STAKE (PASSING A STAKE AT 35.37 FT.); THENCE S 4 DEG. 38' W 167.32 FT. TO A STAKE; THENCE N 81 DEG. 32' 29" W A DISTANCE OF 373.78 FT. TO AN IRON PIN;

THENCE N 22 DEG. 47' W 167.23 FT. TO A POINT IN THE CENTER LINE OF THE COLUMBUS AND HARRISBURG PIKE AND IN THE WESTERLY LINE OF A 4.177 ACRE TRACT CONVEYED TO URFER BY DEED OF RECORD IN DEED BOOK 835, PAGE 485, PASSING AN IRON PIN AT 0.35 FT. AND AT 136.65 FT.; THENCE N 34 DEG. 00' E WITH THE CENTER LINE OF SAID PIKE 77.38 FT. TO THE PLACE OF BEGINNING AND CONTAINING 1.626 ACRES, MORE OR LESS.

N
↑

1000' → I 270

① 040-002424
08/17/1965
URFER JOHN A

HOME Rd.

~~PARKING~~

BROADWAY

218.33

220.07